174.0	0006	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,408,700 / 1,408,700
					USE VALUE:	1,408,700 / 1,408,700
					ASSESSED:	1,408,700 / 1,408,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28	-30	ARGYLE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TOEPFER JESSICA A - #28
Owner 2:	GRYLLOS IOANNIS ETAL - #30
Owner 3:	
Street 1:	28-30 ARGYLE RD
Street 2:	CONDO CONVERSION
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GRIFFITH JOHN -
Owner 2:	HU XING -
Street 1:	28 ARGYLE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 2020, having primarily Vinyl Exterior and 3890 Square Feet, with 2 Units, 4 Baths, 0 3/4 Bath, 2 HalfBaths, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6000.000	988,700		420,000	1,408,700
Total Card	0.138	988,700		420,000	1,408,700
Total Parcel	0.138	988,700		420,000	1,408,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 362.13 | /Parcel: 362.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	116403
GIS Ref	
GIS Ref	
Insp Date	04/29/20

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 174.0-0006-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	341,600	0	6,000.	420,000	761,600	761,600	Year End Roll	12/18/2019
2019	101	FV	260,000	0	6,000.	414,000	674,000	674,000	Year End Roll	1/3/2019
2018	101	FV	268,300	0	6,000.	318,000	586,300	586,300	Year End Roll	12/20/2017
2017	101	FV	268,300	0	6,000.	300,000	568,300	568,300	Year End Roll	1/3/2017
2016	101	FV	268,300	0	6,000.	276,000	544,300	544,300	Year End	1/4/2016
2015	101	FV	253,700	0	6,000.	258,000	511,700	511,700	Year End Roll	12/11/2014
2014	101	FV	253,700	0	6,000.	237,600	491,300	491,300	Year End Roll	12/16/2013
2013	101	FV	253,700	0	6,000.	237,600	491,300	491,300		12/13/2012

!13562!

PRINT

Date	Time
12/11/20	03:29:47

LAST REV

Date	Time
11/16/20	11:07:49
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13562

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRIFFITH JOHN,	72909-84	1	7/11/2019	Change>Sale	905,000	No	No		Y
CARPENTER JULIA	54884-222		6/25/2010		537,000	No	No		
MC DANIEL CAROL	34555-105		1/11/2002		412,500	No	No		
ERNST WENDY/ETA	28943-197		8/7/1998		259,000	No	No		

USER DEFINED

Prior Id # 1:	116403
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/16/2020	112	Heat App	9,000	C				
10/15/2019	1635	New Buil	448,500	O				
9/25/2003	826	New Wind	3,591					
12/3/1993	600		8,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
4/29/2020	Measured	DGM	D Mann
7/28/2018	MEAS&NOTICE	HS	Hanne S
3/6/2009	Inspected	189	PATRIOT
11/20/2008	Measured	345	PATRIOT
12/15/1999	Mailer Sent		
12/14/1999	Measured	163	PATRIOT
7/13/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total: 420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2020	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.91992283
Const Adj.:	0.99989998
Adj $ / SQ:	128.776
Other Features:	186364
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	998672
Depreciation:	9987
Depreciated Total:	988685

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	6	Baths:	4	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	14	6	
Totals			
1	14	6	

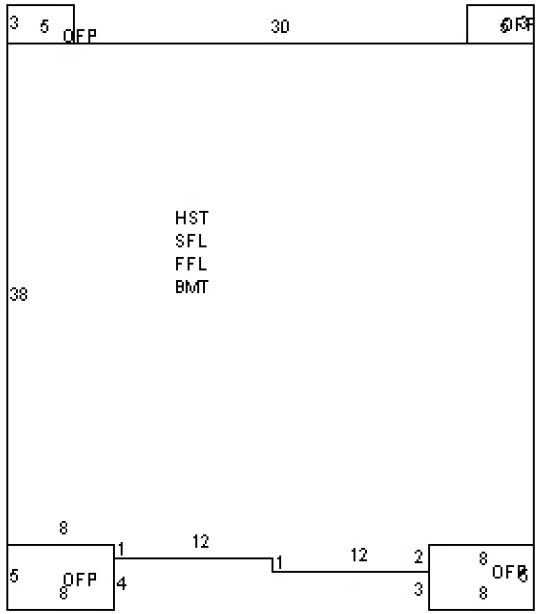
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	171.27
Special Features:	0	Val/Su Net:	177.95
Final Total:	988700	Val/Su SzAd	254.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,556	38.630	60,113
FFL	First Floor	1,556	128.780	200,376
SFL	Second Floor	1,556	128.780	200,376
HST	Half Story	778	128.780	100,188
OFP	Open Porch	110	31.500	3,465

Net Sketched Area:	5,556			Total:	564,518
Size Ad	3890	Gross Are	6334	FinArea	3890

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0006-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	